

# LAND USE CONTROLS REVISED FEE SCHEDULE\*

	CURRENT	PROPOSED
<b>I. REZONING<sup>1</sup></b>		
Residential Rezoning - 5 acres or less	\$500.00	\$750.00
Residential Rezoning ( <i>each acre over 5 acres</i> )	\$50.00	\$75.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)
Non-Residential Rezoning - 5 acres or less	\$750.00	\$1,000.00
Non-Residential Rezoning ( <i>each acre over 5 acres</i> )	\$75.00	\$100.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)
<b>II. SPECIAL USE PERMIT<sup>2</sup></b>		
Special Use Permit - 5 acres or less	\$500.00	no change
Special Use Permit ( <i>each acre over 5 acres</i> )	\$50.00	no change
Maximum Fee	\$5,000.00	no change
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .65 for each label over 100)
Final Plat Review Fee ( <i>If necessary for recording</i> )	\$500.00	\$650.00
Re-recording	\$100.00	\$150.00
<b>DAY CARE</b>		
Group Day Care Home Special Use Permit (8-12 children)	\$100.00	no change
Chile Care Center Special Use Permit (13+ children)	\$250.00	no change
Re-notification Fee	\$50.00	\$75.00
Final Plat Review Fee ( <i>8-12 children, if necessary for recording</i> )	\$100.00	no change
Final Plat Review Fee ( <i>13+ children, if necessary for recording</i> )	\$250.00	no change
Re-recording	\$100.00 (plus .50 for each label over 100)	\$150.00 (plus .75 for each label over 100)
<b>III. PLANNED DEVELOPMENT<sup>3</sup></b>		
Outline - 5 acres or less	\$1,000.00	\$1,500.00
Outline ( <i>each acre over 5 acres</i> )	\$75.00	\$100.00
Maximum Fee	\$5,000.00	\$10,000.00
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)
Re-recording	\$100.00	\$150.00
Final Plat Review - 5 acres or less (Residential)	\$750.00	\$1,000.00
Final Plat Review ( <i>each acre over 5 acres</i> ) (Residential)	\$75.00	\$100.00
Maximum Fee	\$5,000.00	\$10,000.00
Re-recording	\$100.00	\$150.00

**CURRENT      PROPOSED**

Final Plat Review - 5 acres or less (Non-Residential)	\$1,000.00	\$1,500.00
Final Plat Review ( <i>each acre over 5 acres</i> ) (Non-Residential)	\$75.00	\$100.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-recording	\$100.00	\$150.00

**IV. REPROCESSING OF REZONING OR SPECIAL USE PERMIT APPLICATIONS**

Applies when an application is referred back to the Office of Planning and Development by the Land Use Control Board or the legislative bodies to convert and review a rezoning as a planned development or a special use permit as a planned development.

- One half (½) of the required fee for the converted application type (SUP or P.D.)

**V. SPECIAL PURPOSE/ OVERLAY DISTRICTS AND ALL OTHER SITE PLAN REVIEW FOR SITES WITH FRONTAGE STANDARDS<sup>4</sup>**

Administrative Site Plan Review	\$200.00	\$400.00
Residential Corridor Designation/Deletion	\$200.00	\$400.00
Re-recording	\$100.00	\$150.00
Single-Family Administrative Site Plan Review	N/A	\$50.00

**VI. SPECIAL EXCEPTION\***

Special Exception - 5 acres or less	\$500.00	\$750.00
Special Exception ( <i>each acre over 5 acres</i> )	\$50.00	\$75.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)

**VII. ADMINISTRATIVE DEVIATION/MINOR MODIFICATIONS**

N/A	\$100.00
-----	----------

**VIII. SUBDIVISION<sup>5</sup>**

Preliminary Plans	\$300.00	\$400.00
Plus Per Lot	\$20.00	\$30.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-notification Fee	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)

Final Plats Review	\$200.00	\$300.00
Plus Per Lot	\$10.00	\$15.00
Maximum Fee	\$5,000.00	\$7,500.00
Re-recording	\$100.00	\$150.00

**IX. CORRESPONDENCE ITEM\***

Major modifications to Special Use Permits, Planned Developments or Subdivisions, and P.D. Site Plan Review	\$200.00	\$300.00
---	----------	----------

**X. APPEALS\***

Subdivision/Correspondence Item/Site Plan	\$100.00	\$100.00
Notification Fee (or Re-notification fee if <i>necessary</i> )	\$50.00 (plus .50 for each label over 100)	\$75.00 (plus .75 for each label over 100)

**XI. PLAT OF RECORD REVOCATION\***

\$300.00	\$400.00
----------	----------

		CURRENT	PROPOSED
<b>XII.</b>	<b>RIGHT-OF-WAY VACATION/CLOSURE*</b>	\$300.00	\$400.00
<b>XIII.</b>	<b>RIGHT-OF-WAY DEDICATION*</b>		
	Preliminary Plat	\$300.00	\$400.00
	Final Plat Review	\$300.00	\$400.00
	Re-Recording	\$100.00	\$150.00
<b>XIV.</b>	<b>STREET NAME CHANGE*</b>	\$300.00	\$400.00
<b>XV.</b>	<b>INTERGOVERNMENTAL FEES*</b>		
	Planned Developments	\$200.00	\$300.00
	Rezoning	\$200.00	\$300.00
	Special Use Permits	\$200.00	\$300.00
	Day Care Center	\$150.00	\$200.00
	Special Exception	\$200.00	\$300.00
	Subdivision Preliminary & Final	\$100.00	\$150.00
	Plat Revocation	\$100.00	\$150.00
	Street & Alley Closure	\$100.00	\$150.00
	Street Dedication	\$100.00	\$150.00
	Street Name Change	\$100.00	\$150.00
<b>XVI.</b>	<b>BOARD OF ADJUSTMENT FEES<sup>6</sup></b>		
	Single Family Detached	\$100.00	\$150.00
	Single Family Attached	\$250.00	no change
	Multi-Family and Mobile Home Parks	\$600.00	no change
		plus \$5.00 per unit	
	Office, Commercial, Industrial or Institutional excluding Sign Variations	\$1,000.00	\$1,500.00
	Sign Variation	\$1,500.00	no change
	Public Notice Re-notification	\$200.00	no change
	Appeal of Administrative Decision	\$100.00	no change
	Change in Nonconforming Use Permit	N/A	\$1,500.00
	Section 2.4.5 Zoning District Extension	N/A	\$300.00
	Correspondence (Revised Site Plan, Extensions, etc.)	same as above	\$300.00
<b>XVII.</b>	<b>LAND USE CONTROLS – EAST OFFICE/ OFFICE OF CONSTRUCTION CODE ENFORCEMENT</b>		
	Fence Permit <sup>7</sup>		
	Single Family	N/A	\$30
	Non-Single Family	N/A	\$50
	Zoning Letter <sup>8</sup>		
	Basic Zoning Letter	\$10	\$50 (Base)
	Includes current zoning, special purpose district, overlay district, frontage standards, uses permitted and zoning atlas location.		
	Expedited Zoning Letter (those issued within 5 business days)	N/A	\$100 (Base)
	Additional Parcels (for additional adjacent properties on same side of street)	N/A	½ of Base
	For each researched paragraph and/or question above basic letter	N/A	\$15
	Including, but not limited to the following: adjacent zoning; evidence of approval of special use permit, planned development or variance; non-conforming status; Building Code compliance; Unified Development Code compliance; outstanding or past zoning violations		
	Per page of records researched and copied	\$1	\$1.50

	CURRENT	PROPOSED
Zoning Letter, cont.		
Nonconforming Opinion	N/A	\$100
Tree Ordinance Filing Fees		
Notice of Intent	\$50	\$75
Waived for Timber Harvesting, Conservation Reserve Program, Wetland Reserve Program & Wetland Habitat Incentive Program, Environmental Quality Incentive Program & Stewardship Incentive Program properties. Provide copy of Timber Contract or CRP, WRP, WHIP, EQIP or SIP Contract.		
Tree Survey Review		
Permit Required	\$100	\$150
Plus a per acre fee of:	\$10	\$20
Maximum Fee	\$500	\$2,000
No Permit Required	\$150	no change
Tree Survey Waiver/No Further Action Required	\$100	no change
Equivalent Alternative Review	\$200	\$150
Plus a per acre fee of:	\$10	\$20
Maximum fee	\$1,000	\$2,000
Tree Bank Contribution (per acre)	\$1,000	\$2,000
Land Use Controls – East Site Inspection/Review Requested (one hour minimum; billable in ¼ hour segments)	N/A	\$40/hour

#### **XVIII. NOTE:**

##### **A. FEES PAYABLE TO/FRACTIONAL CALCULATION OF FEES:**

A fraction of an acre shall be rounded to the next whole acre for computing fees.

##### **B. All checks for application fees are to be made payable to the Office of Planning and Development.**

##### **C. Recording fees, established by and payable by check to the Shelby County Register, are in addition to the above list**

##### **D. Amendments to approved cases (Special Use Permits, Planned Developments, etc.) are assessed the same fee as new cases, unless indicated otherwise by this Fee Schedule.**

#### Notes

\* Proposed fees reflect a 30% increase in the Consumer Price Index since 1999, the date of the last fee schedule approved for the Office of Planning and Development by the Memphis City Council and Shelby County Board of Commissioners.

<sup>1</sup> Proposed rezoning fees reflect fees charged by peer cities; see Exhibit 1.

<sup>2</sup> Proposed special use permit fees reflect fees charged by peer cities; see Exhibit 2.

<sup>3</sup> Proposed planned development fees reflect fees charged by peer cities; see Exhibit 3.

<sup>4</sup> Proposed special/overlay district fees reflect fees charged by peer cities; see Exhibit 4.

<sup>5</sup> Proposed subdivision fees reflect fees charged by peer cities; see Exhibit 5.

<sup>6</sup> Proposed variance fees reflect fees charged by peer cities; see Exhibit 6.

<sup>7</sup> Proposed fence fees reflect fees charged by peer cities; see Exhibit 7.

<sup>8</sup> Proposed zoning letter fees reflect fees charged by peer cities; see Exhibit 8.

***PLEASE NOTE: Fees are subject to change.***

